173.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,600 / 834,600
					USE VALUE:	834,600 / 834,600
					ASSESSED:	834,600 / 834,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO JIANHONG &
Owner 2:	CHEN HUAWEI
Owner 3:	
Street 1:	104 EAST ST
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	MANGIARATTI JOHN S -
Owner 2:	MANGIARATTI CATHERINE A -
Street 1:	40 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,995 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4995.000	435,100	600	398,900	834,600
Total Card	0.115	435,100	600	398,900	834,600
Total Parcel	0.115	435,100	600	398,900	834,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.87 | /Parcel: 362.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115529
GIS Ref	
GIS Ref	
Insp Date	06/21/18

!13474!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	435,100	600	4,995.	398,900	834,600	834,600	Year End Roll	12/18/2019
2019	104	FV	337,500	600	4,995.	398,900	737,000	737,000	Year End Roll	1/3/2019
2018	104	FV	337,500	0	4,995.	353,300	690,800	690,800	Year End Roll	12/20/2017
2017	104	FV	316,200	0	4,995.	296,300	612,500	612,500	Year End Roll	1/3/2017
2016	104	FV	316,200	0	4,995.	296,300	612,500	612,500	Year End	1/4/2016
2015	104	FV	281,100	0	4,995.	256,400	537,500	537,500	Year End Roll	12/11/2014
2014	104	FV	281,100	0	4,995.	247,900	529,000	529,000	Year End Roll	12/16/2013
2013	104	FV	292,700	0	4,995.	235,900	528,600	528,600		12/13/2012

PRINT

Date	Time
12/11/20	03:25:26

LAST REV

Date	Time
07/10/18	09:43:45
apro	
13474	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANGIARATTI JOH	58933-424		4/20/2012		535,000	No	No		
DELUCIA MICHAEL	52873-241		5/28/2009		520,000	No	No		
SPINALE DOMINIC	31207-141		3/13/2000		380,000	No	No		
	8508-467		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2015	1418	Porch	16,250		9/24/2015			Demo existing rear
10/29/2009	1068	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	189	PATRIOT
6/15/2000	MLS	HC	Helen Chinal
2/9/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
2/9/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4995		Sq. Ft.	Site		0	70.	1.14	8									398,895						398,900	

Total AC/HA: 0.11467 | Total SF/SM: 4995 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 398,895 | Spl Credit | Total: 398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	188.090
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630597
Depreciation:	195485
Depreciated Total:	435112

COMMENTS

BSMT SINK PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

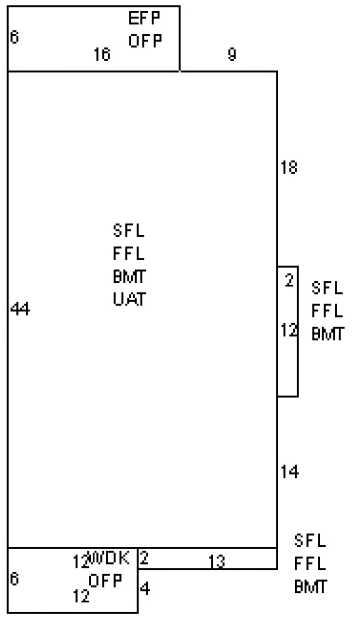
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.09
Special Features:	0	Val/Su Net:	107.14
Final Total:	435100	Val/Su SzAd	189.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,150	56.430	64,891
FFL	First Floor	1,150	188.090	216,303
SFL	Second Floor	1,150	188.090	216,303
UAT	Upper Attic	275	75.240	20,690
OFP	Open Porch	168	26.320	4,422
EFP	Enclos Porch	96	55.580	5,336
WDK	Deck	72	16.000	1,152
	Net Sketched Area:	4,061	Total:	529,097
Size Ad	2300	Gross Are	4886	FinArea 2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X15	A	AV	2006	5.38	T	10.4	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600